

# WINTER HAVEN

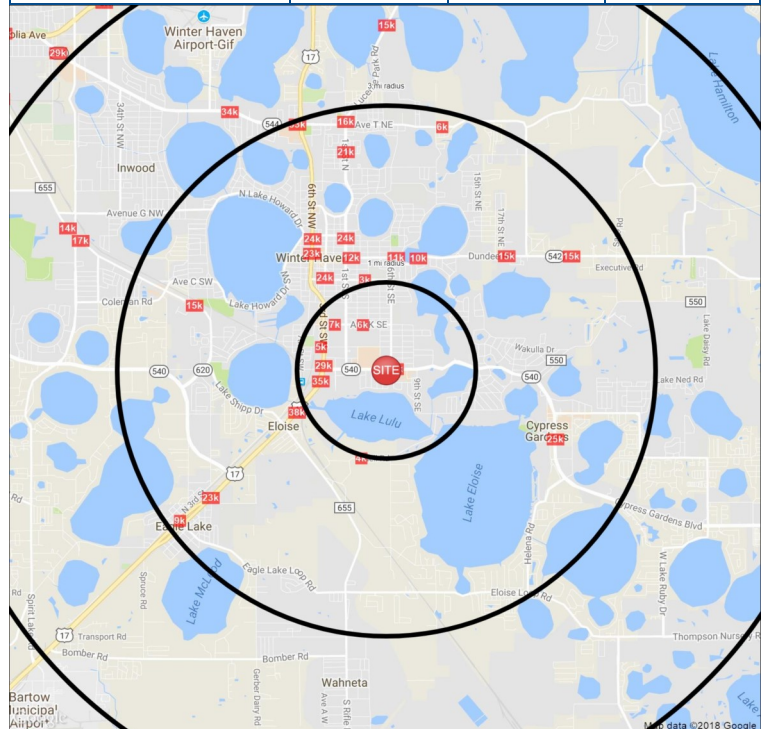
514 Cypress Gardens Blvd, Winter Haven



## PROPERTY HIGHLIGHTS

- Great Location in **Polk County!**
- Opportunity to **Lease Building** or **Ground Lease**.
- **2,841 sqft Former Bank Branch with Drive-Thru**
- **Low impact fee's in the CRA**
- **Cross access to the light & Publix Shopping Center**
- Property sits on 1.10 acres on Cypress Gardens
- **7 minutes** from Legoland!
- Located off a heavily trafficked road
- Strong household income in the immediate area.
- Redevelopment opportunity, 2nd Gen Bank, Commercial use, Medical & Dental Office
- 45 Parking Spaces
- Traffic Counts:  
44,500± VPD on Cypress Gardens Blvd

| Demographics       | 1-Mile   | 3-Mile   | 5-Mile   |
|--------------------|----------|----------|----------|
| Population         | 6,522    | 44,665   | 102,869  |
| Average HH Income  | \$66,233 | \$60,001 | \$60,286 |
| Daytime Population | 8,606    | 53,400   | 63,394   |



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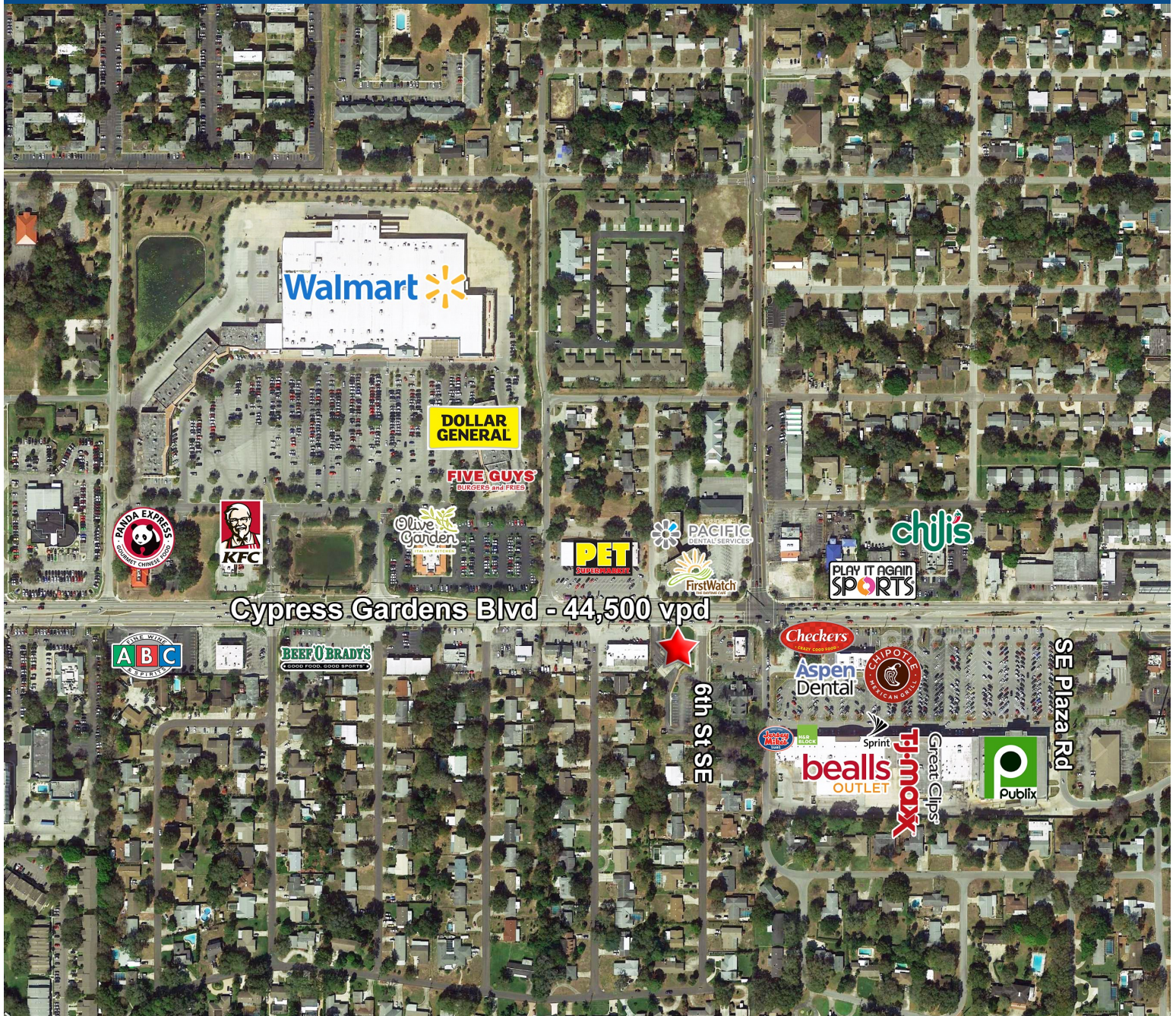
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